039.0	0006	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	672,100 / 672,100
					USE VALUE:	672,100 / 672,100
					ASSESSED:	672,100 / 672,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		WHEATON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOHLI NEERAJ &	
Owner 2:	NARANG ESHA	
Owner 3:		
Street 1:	7 WHEATON ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	VALERI ROBERT V/TRUSTEE -
Owner 2:	ROBERT V VALERI FAMILY TRUST -
Street 1:	7 WHEATON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,475 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Wood Shingle Exterior and 1974 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7475.000	259,800		412,300	672,100
Total Card	0.172	259,800		412,300	672,100
Total Parcel	0.172	259,800		412,300	672,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 340.48 | /Parcel: 340.4

Legal Description

User Acct

26153

GIS Ref

GIS Ref

Insp Date

12/08/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 039.0-0006-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	259,800	0	7,475.	412,300	672,100	672,100	Year End Roll	12/18/2019
2019	101	FV	215,500	0	7,475.	373,700	589,200	589,200	Year End Roll	1/3/2019
2018	101	FV	215,500	0	7,475.	354,300	569,800	569,800	Year End Roll	12/20/2017
2017	101	FV	215,500	0	7,475.	309,200	524,700	524,700	Year End Roll	1/3/2017
2016	101	FV	189,200	0	7,475.	264,100	453,300	453,300	Year End	1/4/2016
2015	101	FV	188,300	0	7,475.	244,800	433,100	433,100	Year End Roll	12/11/2014
2014	101	FV	188,300	0	7,475.	202,900	391,200	391,200	Year End Roll	12/16/2013
2013	101	FV	188,300	0	7,475.	193,300	381,600	381,600		12/13/2012

!3236!

PRINT

Date	Time
12/10/20	18:32:33

LAST REV

Date	Time
05/14/19	14:36:32

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3236

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VALERI ROBERT V	66106-9		9/21/2015		580,000	No	No		
VALERI ROBERT V	64645-508		12/12/2014	Convenience	1	No	No		
	15716-252		8/1/1984		99,000	No	No		Diane Valeri dod 11/29/2012

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2018	MEAS&NOTICE	CC	Chris C
4/28/2016	Sales Review	PT	Paul T
4/28/2009	Measured	163	PATRIOT
2/20/2000	Mailer Sent		
2/18/2000	Measured	197	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	26153
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7475		Sq. Ft.	Site		0	64.	0.86	3									412,319						412,300	

Total AC/HA: 0.17160 | Total SF/SM: 7475 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 412,319 | Spl Credit | Total: 412,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	2 - Softwood		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	129.533
Other Features:	76193
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	319221
Depreciation:	59375
Depreciated Total:	259846

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1		HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

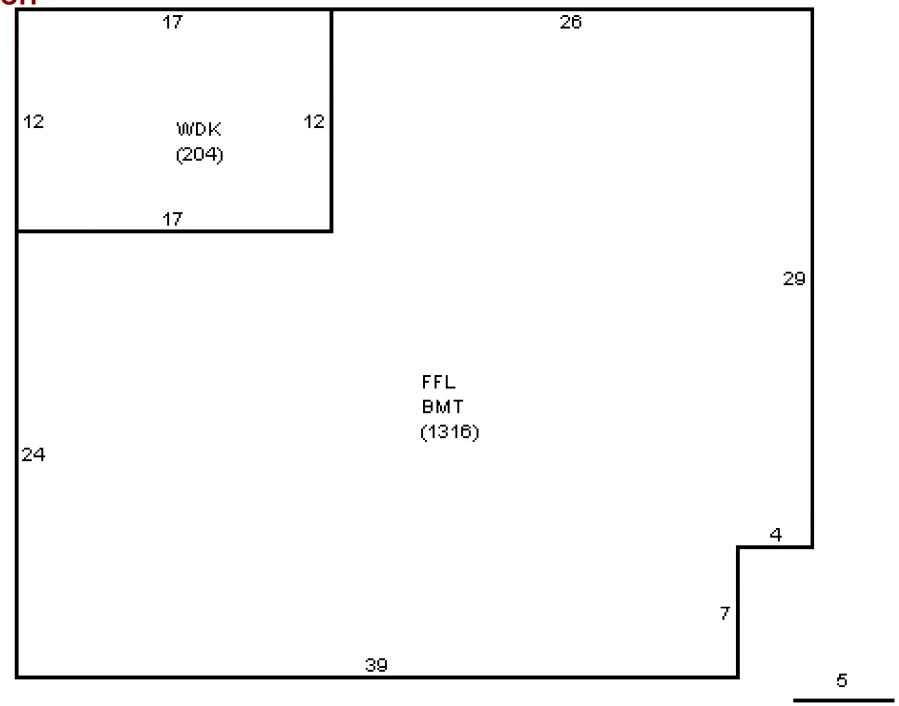
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	129.53
Special Features:	0	Val/Su Net:	91.61
Final Total:	259800	Val/Su SzAd	197.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,316	53.430	70,317
FFL	First Floor	1,316	129.530	170,465
WDK	Deck	204	11.010	2,246
	Net Sketched Area:	2,836	Total:	243,028
Size Ad	1316	Gross Are	2836	FinArea 1974

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 039.0-0006-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	